

DESIGN REVIEW COMMITTEE

Astoria City Hall

June 6, 2013

CALL TO ORDER:

Vice Chairman Rickenbach called the meeting to order at 5:45 p.m. and proceeded to Roll Call.

INTRODUCTION OF NEW MEMBER – ITEM 1(a)

Planner Johnson introduced LJ Gunderson, noting that she is currently President of the Historic Landmarks Commission and replacing Commissioner David Pearson on the Design Review Committee. Dave Pearson has been appointed to the Planning Commission.

Commissioner Gunderson thanked the Design Review Committee for having her, adding she was happy to be on the Committee.

The Design Review Committee proceeded to Item 3(a): Approval of Minutes.

ROLL CALL – ITEM 2:

Commissioners Present: Jared Rickenbach, Paul Tuter and LJ Gunderson

Commissioners Excused: Bill Jablonski, Vacant Position

Staff Present: Community Development Director Brett Estes and Planner Rosemary Johnson.

APPROVAL OF MINUTES – ITEM 3:

Vice Chairman Rickenbach called for any changes to the minutes of the December 6, 2012 meeting. Planner Johnson noted a correction on Page 1, Item 4(a), Line 1 of the introduction, one of the editorial notes needs to be deleted.

Commissioner Tuter moved to approve the December 6, 2012 minutes, deleting the editorial note on Page 1, Item 4(a), Line 1 of the introduction; seconded by Commissioner Gunderson. Motion passed unanimously.

PUBLIC HEARINGS:

Vice Chairman Rickenbach explained the procedures governing the conduct of public hearings to the audience and advised that the substantive review criteria were available from Staff.

ITEM 4(a):

DR13-01 Design Review DR13-01 by Michael Barclay, for Barbara A Bower, to construct a single family dwelling on two platted lots at 2405 Mill Pond Lane within the Gateway Area in the AH-MP, Attached Housing-Mill Pond zone.

Vice Chairman Rickenbach asked if anyone objected to the jurisdiction of the Design Review Committee to hear this matter at this time. There were no objections. Vice Chairman Rickenbach asked if any member of the Design Review Committee had any conflicts of interest or ex parte contacts to declare. Vice Chairman Rickenbach stated that as a general contractor, he has a potential conflict of interest; however, he has no involvement with the project.

Planner Johnson presented the Staff report. No correspondence had been received and Staff recommended approval with conditions.

Vice Chairman Rickenbach opened the public hearing and called for a presentation from the Applicant.

Mike Barclay, 12700 SE Highway 212, Clackamas, OR, stated he is familiar with the staff report and has no issues with the conditions. He noted that he served on a design review committee in another city and appreciates the opportunity to speak. The owners of the property are excited to begin work on their home. He offered to answer any questions.

Vice Chairman Rickenbach called for testimony in favor of, opposed, or impartial to the application.

Sami Weed, 270 Roundhouse Rd., Astoria, spoke impartial to the application. She stated she is the Mill Pond Homeowners Association (MPHOA) President and Chair of the Architectural Review Committee (ARC). In the past, the ARC has encouraged homeowners to submit to the ARC for review prior to a City review. This application has not yet been reviewed by the ARC and is still subject to ARC approval. She hopes to receive all of the necessary information about the project from the Applicant in the next couple of weeks to resolve any issues. The Applicant still needs to apply with the MPHOA to combine the two lots. One house on two lots is new, although new construction is always encouraged in the area.

President Rickenbach confirmed there was no further public testimony and no closing remarks from Staff. He closed the public hearing and called for Committee discussion and deliberation.

Commissioner Gunderson stated it is an honor to review new homes and have them follow the character that makes up Astoria. She did not have any problems with the application and complemented the Applicant on the backside of the property with the garage. On many houses, the garage on the backside becomes an afterthought and is not a part of the design. The Applicant did a nice job on this garage.

Vice Chairman Rickenbach and Commissioner Tuter agreed, the project looks wonderful and the application was very thorough.

Commissioner Tuter moved to adopt the Findings and Conclusions contained in the Staff report and approve Design Review DR13-01 by Michael Barclay, for Barbara A Bower with conditions; seconded by Commissioner Gunderson. Motion passed unanimously.

Vice Chairman Rickenbach read the rules of appeal into the record.

COMMUNICATIONS – ITEM 5: No communications.

REPORTS OF OFFICERS/COMMISSIONERS – ITEM 6: No reports.

STATUS REPORTS – ITEM 7:

Planner Johnson has included status report photographs of the following: DR12-04 for 2042 Marine, DR12-05 for 2042 Marine, and DR12-02 for 2240 Commercial. The projects are complete and conditions have been met. The status reports are for Commission information.

The following item was added to the agenda.

ELECTION OF OFFICERS:

In accordance with Sections 1.110 and 1.115 of the Astoria Development Code, the Design Review Committee needs to elect officers for 2013. The 2012 officers were Vice Chairman Rickenbach and Secretary Sherri Williams.

Vice Chairman Rickenbach moved to re-elect Sherri Williams as Secretary; seconded by Commissioner Gunderson. Motion passed unanimously.

Commissioner Gunderson moved to elect Jared Rickenbach as the 2013 President of the Design Review Committee; seconded by Commissioner Tuter. Motion passed unanimously.

Vice Chairman Rickenbach moved to elect LJ Gunderson as the 2013 Vice Chairman of the Design Review Committee; seconded by Commissioner Tuter. Motion passed unanimously.

MISC.

Director Estes announced Commissioner Davis is moving out of town and has resigned from the Design Review Committee. Mayor Van Dusen appointed Commissioner Gunderson to fill the position vacated by David Pearson. The Design Review Committee still needs to fill one more position. Planner Johnson explained that the vacant position would be filled by a citizen. The Design Review Committee already consists of a business owner, a builder, a Historic Landmarks Commissioner and a landscape designer and architect. Anyone who lives within the city limits may fill the position. Staff does not know if Mayor Van Dusen has a particular person in mind. All appointees are at the discretion of the Mayor.

Vice Chairman Rickenbach stated it would be nice to have someone with development experience. He asked for an update on development in the area. Planner Johnson stated the third Marine Drive site could likely be constructed in the next two years. Some hospital development may also occur in the next few years. The area extends from 16th Street to 29th Street and from the river to Franklin Avenue. The hospital campus is within that area. Parking lots will not come before the Design Review Committee as long as the minimum landscaping and design requirements for a parking lot are met. Any alterations to existing buildings over a certain percentage of value will be reviewed by the Design Review Committee. She added there is currently a lot of interest in demolishing a building to build something new on one parcel.

Vice Chairman Rickenbach asked if there were any plans for the old denture office. Director Estes stated there has not been any conversation about that property. Planner Johnson stated a couple of new houses have been planned in Mill Pond that may come before the Committee in the next six months to a year.

Vice Chairman Rickenbach noticed the backside of the liquor store had been renovated and asked why it was never reviewed by the Design Review Committee. Planner Johnson explained that if the renovation is small enough, review by the Design Review Committee is not necessary. Staff considers the assessed value of the property and the building permit as to the value of the renovation. She watches cumulatively to see that projects do not come in piecemeal. The liquor store did not trigger a design review.

Commissioner Tuter asked for an additional information on the old denture building, which is fascinating. Planner Johnson stated she did not know of any plans for that building. Vice Chairman Rickenbach noted it is on the Historic Register because it has significant historic significance; however, the building will not last long.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 6:05 p.m.

ATTEST:


Secretary

APPROVED:


Community Development Director /
Assistant City Manager